202609250009
09/25/2026 08:47 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

James E. Glattly and Peggy M. Arnold
2870 Fischer Store Road
Wimberley, TX 78676

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263164
Sep 25 2026
Amount Paid $14190.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60046700-352

THE GRANTOR(S)
Leendert Bruce Kluft and Yvonne Michele Catala, Trustees of The L. Kluft and Y. Catala Trust dated June 1, 2023

for and in consideration of
Ten Dollars and other valuable consideration ($10.00)

in hand paid, conveys and warrants to
James E. Glattly and Peggy M. Arnold, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Unit 2, Bldg 1, Ridge Condo Phs 1 & 2

Tax Parcel Number(s): 4678-000-002-0000/P109079

UNOFFICIAL DOCUMENT

Dated: 9/21/26

The L. Kluft and Y. Catala Trust dated June 1, 2023

By: _____
Leendert Bruce Kluft, Trustee

By: _____
Yvonne Michele Catala, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21 day of September, 2026, by Leendert Bruce Kluft and Yvonne Michele Catala, Trustees of The L. Kluft and Y. Catala Trust dated June 1, 2023.

_____
Signature

Notary public
Title

My commission expires: 11/19/2028

SHANNA A REYNA
NOTARY PUBLIC
COMMISSION EXPIRES
24036165
11-19-28
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3907 Ridge Top Drive, Anacortes, WA 98221
Tax Parcel Number(s): 4678-000-002-0000/P109079

Property Description:

Unit 2, Building 1, "THE RIDGE CONDOMINIUM PHASES 1 AND 2, a condominium," according to Declaration thereof recorded under Auditor's File No. 9607170029, as amended by Supplemental Declaration recorded May 1, 1997 and February 6, 1998, under Auditor's File Nos. 9705010035 and 9702060104, and as delineated on the face of that certain Survey Map and Plans thereof recorded under Auditor's File No. 9607170028, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.